



3 Tekels Park, CAMBERLEY, Surrey GU15 2LE

price £1,895,000 Freehold

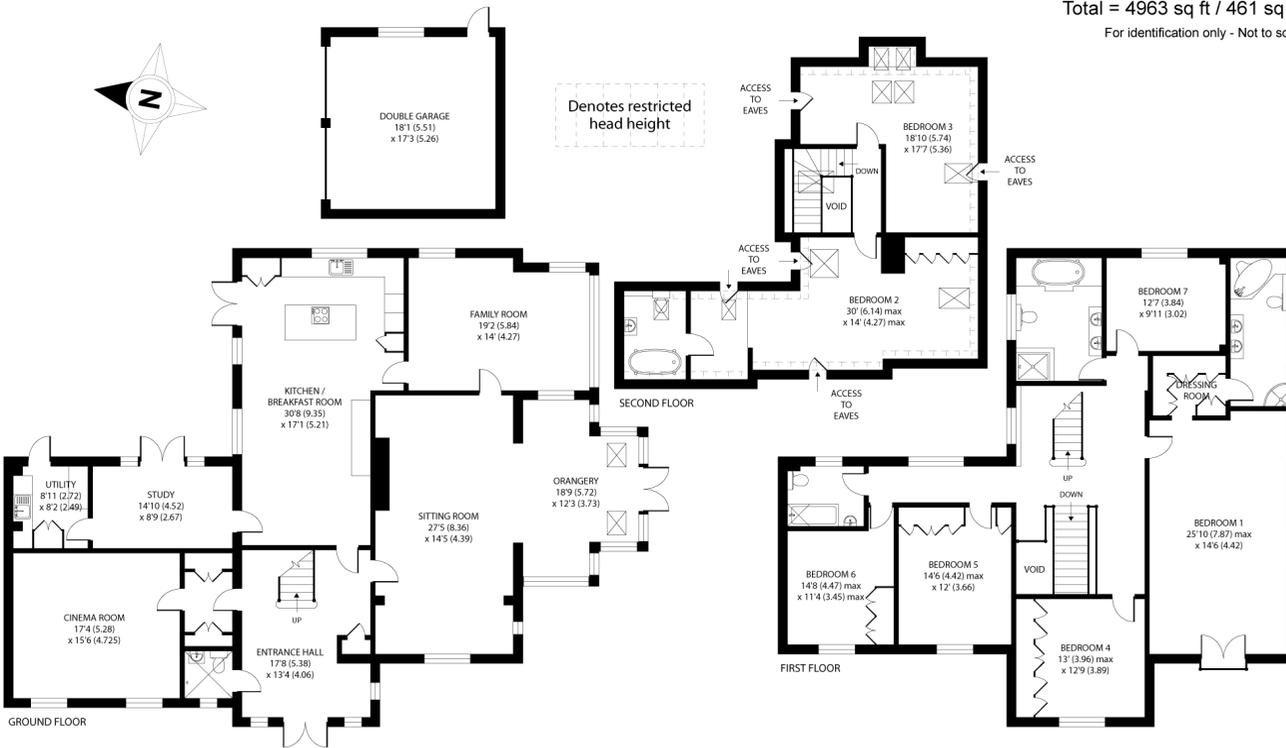
Jigsaw Estates are excited to present to the market this stunning detached family home located in one of the most desirable and exclusive areas of Camberley. The property is in a private road and accessed via electric gates and occupies a secluded plot of almost half an acre. Once through the gates there is a substantial shingle driveway offering parking for up to eight vehicles and leads onto the detached double garage with electric doors. The property itself has been extended and developed over the years to create a fabulous amount of living space approaching 5000 sq ft. The impressive entrance hall with central staircase leads to a large drawing room which in turn also leads onto the sun room. There is a contemporary re-fitted kitchen/dining room with central island unit and views over the garden and access to an outside seating area. From the kitchen there is access to both a family room and study/gym. There is also a utility room. The last reception space downstairs is the fully operational cinema room with movie lighting and a 120 inch projector screen. Upstairs on the first floor there are five large double bedrooms and two luxuriously appointed bathrooms. The Master bedroom is in excess of 25 ft and boasts a dressing room and another modern bathroom with separate shower cubicle. The top floor has another two double bedrooms with one having another bathroom en-suite. The plot wraps around the



TEKELS PARK, CAMBERLEY, GU15

Approximate Area = 4866 sq ft / 452 sq m (includes garage and excludes void areas)
 Including Limited Use Area(s) = 97 sq ft / 9 sq m
 Total = 4963 sq ft / 461 sq m

For identification only - Not to scale



- COUNCIL TAX BAND = H
- HIGHLY SOUGHT AFTER LOCATION
- ACCOMMODATION APPROACHING 5000 SQUARE FEET
- STUNNING KITCHEN/DINING ROOM
- CINEMA ROOM
- 4 BATHROOMS
- PRIVATE ROAD
- PLOT APPROACHING HALF AN ACRE
- LIVING ROOM
- FAMILY ROOM
- 7 BEDROOMS
- DOUBLE GARAGE AND GATED DRIVEWAY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	77	81
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

